

SUBSTITUTE TRUSTEE'S DEED

APR 1 2 03 PM '03

STATE OF MISSISSIPPI:

COUNTY OF DESOTO:

BK 441 PG 37
W.E. DAVIS CH. CLK.

WHEREAS, on the 4th day of October, 2002, Lynne Austin, executed a Deed of Trust to Mary Austin Monteith, Trustee for the benefit of RWH Properties, LLC, which Deed of Trust is recorded in Trust Deed Book 1579, Page 617 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the owner and holder of the aforesaid Deed of Trust has duly substituted and appointed James E. Woods as Substitute Trustee in the place and stead of the aforesaid original Trustee by instrument recorded in Book 1651, Page 203 in the Office of the Chancery Clerk of DeSoto County, Mississippi and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said Deed of Trust, and the holder of the said indebtedness having requested the undersigned Trustee to execute the trust and to sell said land in accordance with the terms of said Deed of Trust.

NOW THEREFORE, in consideration of the premises, I, James E. Woods, Substitute Trustee, did pursuant to said request, on the 21st day of March, 2003, within legal hours, at the East door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to RWH Properties, LLC, it being the highest bidder for cash at and for the sum of One Hundred Ten Thousand Seven Hundred Twenty One & 95/100 (\$110,721.95), the land described in said Deed of Trust lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 3, Hallum Estates Subdivision, located in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as recorded in Plat Book 74, Page 14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

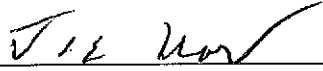
The time, terms and place of sale were duly advertised for four (4) consecutive weeks immediately preceding said sale by publication in The DeSoto County Tribune, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting the notice of said sale upon the bulletin board of the Courthouse in said county, on the 20th day of February, 2003, and said notice remaining upon said bulletin board until the date for the sale of the land, to-wit: March 21,

2003.

The proceeds of said sale were distributed by me as follows: DeSoto County Tribune \$145.80, James E. Woods Substitute Trustee fee \$450.00, balance remaining in my hands paid to RWH Properties, LLC to apply on the indebtedness due it by Lynne Austin.

THEREFORE, in consideration of the premises and the payment to me of the said sum of One Hundred Ten Thousand Seven Hundred Twenty One & 95/100 (\$110,721.95), by the said RWH Properties, LLC, the receipt of which is hereby acknowledged, I, James E. Woods Substitute Trustee do hereby convey and sell to RWH Properties, LLC, the land herein before described.

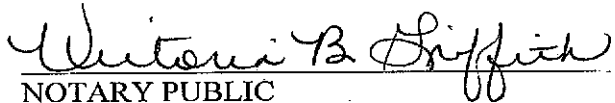
WITNESS MY SIGNATURE, this the 26th day of March, 2003.


JAMES E. WOODS, SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

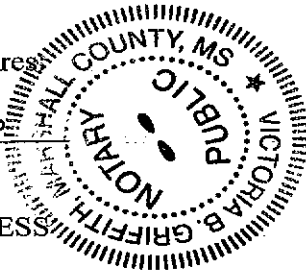
This day personally appeared me, the undersigned authority in and for said county and state, the within named James E. Woods, Substitute Trustee, who acknowledged that he signed and delivered the above and foregoing Substitute Trustee's Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given of my hand the Official Seal of office this the 26th day of March, 2003.


NOTARY PUBLIC

My Commission Expires

12-17-2006



GRANTOR'S ADDRESS

P.O. Box 1456
Olive Branch, MS 38654
Phone: 662-895-2996

GRANTEE'S ADDRESS

5119 Raleigh LaGrange Road, #5
Memphis, TN 38134
Phone: 901-246-1411

This instrument was prepared by:

JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
P.O. Box 1456
6397 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996

THE DESOTO COUNTY TRIBUNE

BK 0441 PG 0039

P.O. Box 486
Olive Branch, MS 38654

601-895-6220

DAVID GRISHAM
GENERAL MANAGER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, DAVID GRISHAM, general manager of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

In Vol. <u>XXVIII</u>	No. <u>12</u>	, dated the <u>19TH</u>	day of <u>MAR</u>	, <u>2003</u>
In Vol. <u>XXVIII</u>	No. <u>11</u>	, dated the <u>12TH</u>	day of <u>MAR</u>	, <u>2003</u>
In Vol. <u>XXVIII</u>	No. <u>10</u>	, dated the <u>5TH</u>	day of <u>MAR</u>	, <u>2003</u>
In Vol. <u>XXVIII</u>	No. <u>9</u>	, dated the <u>26TH</u>	day of <u>FEB</u>	, <u>2003</u>
In Vol. <u>XXVIII</u>	No. _____	, dated the _____	day of _____	, _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.


GENERAL MANAGER

Sworn to and subscribed before me, this 20th
day of March, 2003

(SEAL)


NOTARY PUBLIC

MY COMMISSION EXPIRES
MARCH 29, 2005

My commission expires _____

To WATKINS, LUDLAM, WINTER & STENNIS

for taking the annexed publication of 340

words or the equivalent thereof for a total of FOUR(4)

times \$ 142.80, plus \$3.00 for making a proof

of publication and deposing to same for a total cost

of \$ 145.80

**SUBSTITUTE TRUSTEE'S
NOTICE OF SALE**

WHEREAS, on October 4, 2002, Lynne Austin, executed a Deed of Trust to Mary Austin Montalith, Trustee for the benefit of RWH Properties, LLC, which Deed of Trust is recorded in Trust Deed Book 1579, Page 617, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the said RWH Properties, LLC, has appointed JAMES E. WOODS as Substituted Trustee in the place and stead of the aforesaid Trustee by instrument recorded in Book 1651, Page 203 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness, RWH Properties, LLC, having requested the undersigned Trustee to execute the trust and sell the said land in accordance with the Deed of Trust.

NOW, THEREFORE, I, James E. Woods, Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will, on the 21st day of March, 2003, offer for sale at public outcry and sell, within legal hours, between the hours of 11:00 a.m. and 4:00 p.m. at the East door of the County Courthouse of DeSoto County, at Heflando, Mississippi, for cash, to the highest and best bidder, the following described land situated in DeSoto County, Mississippi, to-wit:

Lot 3, Hallum Estates Subdivision, located in Section 25, Township 1 South,

Range 9 West, DeSoto County, Mississippi, as recorded in Plat Book 74, Page 14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 20th day of February, 2003.

/s/ JAMES E. WOODS

SUBSTITUTED TRUSTEE

Watkins Ludlum Winter & Stennis, P.A.

P.O. Box 1456

8897 Crumpler Blvd., Suite 100

Olive Branch, MS 38654

Feb. 26, Mar. 5, 12, 18-occ.

WS